



“Uniquely Qualified...”

If you are considering purchasing a vineyard, the following items should be considered and Bill Kunde and Sue Michaelsen, as owners of KM Properties, Inc. are here to assist you in moving toward making your wine country dream a reality:

Inspection Checklist for an Existing Vineyard

Site

- ☞ Review site
- ☞ Review legal description and mapping of property lines.
- ☞ Possible survey.
- ☞ Petiole Analysis.
- ☞ Review Irrigation and fertilization records.

Vines

- ☞ Review nursery records including vine age, varieties, clone and rootstock type.
- ☞ Review crop history.
- ☞ Generate vineyard block map to verify vine count and acreage.
- ☞ Interview past and current management.

Soil

- ☞ Review soil survey and analysis. If none exists, have a soil analysis completed.

Water Systems Review

- ☞ Review all existing well reports. Possible well inspection.
- ☞ Inspect drip system.
- ☞ Inspect frost control system, if applicable.

Pest Control

- ☞ Review deer fencing.
- ☞ Review pesticide protocol.

Grape Marketability

- ☞ Review existing grape contracts and pricing mechanism.
- ☞ Review wineries' business practices and payment history.
- ☞ If no grape contracts, evaluate marketability of the vineyard.

Inspection Checklist for a New Vineyard Development

Site Consultation

- ☞ Review site: Location, Topography, Flora, Fauna.
- ☞ Review legal description and mapping of property lines. Possible survey.
- ☞ Review appraisal, if none, consider full property appraisal.
- ☞ Review applicable land clearing costs.
- ☞ Review available PG&E power.
- ☞ Assess relationships/impact with neighboring properties.
- ☞ Utilize orth-topographical maps to digitize plantable acreage.
- ☞ Climate Analysis: Monitor weather patterns. Maximum and minimum temperatures should be monitored to determine frost protection needs.
- ☞ Varietal Suitability Study. Calculate degree days to determine appropriate varieties.

County Planning and Permits

- ☞ Review property with Sonoma County Agricultural Commissioner's office to review VESCO requirements/limitations. VESCO is the Sonoma County Vineyard Erosion Sediment Control Ordinance.
- ☞ Review property with Department of Fish & Game, Department of Forestry, Regional Water Quality Control Board, Resource Conservation District and when appropriate the Army Corps of Engineers.
- ☞ Submit pertinent applications to appropriate government entities.

Soil

- ☞ Perform a full soil suitability analysis on desired plantable acreage.

Water Systems

- ☞ Review water availability.
- ☞ If existing well, perform well tests including agriculture suitability and bacteriological test.
- ☞ If new water development needed, consult licensed geologist to study future water development.
- ☞ Jurisdictional Water Rights
- ☞ Consult with water witcher for water locations.
- ☞ Consult licensed engineer to review necessary drainage systems and to determine if collected drainage water could be utilized for potential irrigation water.
- ☞ Consider perk test for potential home site.

Pest Control

- ☞ Installation of deer fencing
- ☞ Consult with Integrated Pest Management (IPM) Specialist

Vines

- ☞ Plant Material Selection
- ☞ Vineyard Design and Trellis System
- ☞ Preliminary Site Development Material Cost Estimates

- ↪ Long Term Farming Cost Estimates
- ↪ Economic Feasibility Report

Grape Marketability Assessment

- ↪ Meet with wineries to assess marketability of future grapes

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